

MINUTES OF THE WOODSIDE TOWN COUNCIL MEETING

MAY 1, 2019

The meeting was called to order at 7 p.m. by Mayor Mike Warren. Diane Crom was absent. A written agenda was followed.

Mike explained that he and Brenda met with Sarah Keifer, Kent County Code Enforcement Director on April 18, 2019, as we have had no luck with pursuing other options to enforce ordinances. She reviewed the process for instituting a Memorandum of Understanding (MOU) with Kent County in order to utilize their Code Enforcement Officers. She stated that as Woodside officials, we can review Kent County's Zoning and Property Maintenance Ordinances and decide which ones we want to enforce for Woodside, as not all of them would pertain to Woodside. However, we were told that Code Enforcement will only follow-up if we council members file a complaint.

We discussed with Ms. Keifer that our problems with excessive aluminum can collection by one resident was still a major concern. She stated that there is some money in a Rat Abatement Fund that might be utilized to help with this problem. Mike stated that someone, in an official-looking car, was seen taking pictures of Mr. Shahan's property, but we have had no follow-up on that from Kent County.

It was decided that each Council Member would review the Kent County Codes 175 and 205 and decide which ordinances might apply to Woodside. A follow-up meeting would be scheduled to discuss these. We would need to write up Ordinances, which would need to be presented at a Public Hearing. A Memorandum of Understanding would then need to be approved by Levy Court. We were advised to contact Jody Sweeney, Levy Court member, to get help through this process.

Ms. Keifer advised us to meet with our town solicitor, Barrett Edwards, Esq. to discuss any obstacles to pursuing having an MOU with Kent County. Mike and Brenda met with him on April 25, 2019. Mr. Edwards was very supportive of our plan to pursue using Kent County Code Enforcement. He stated that it can be very expensive for small towns to enforce ordinances, as it would involve going to court and possibly paying attorney fees too. He stated that Kent County Code Enforcement has the power to force residents/property owners to clean up properties and apply liens to property if they do not comply.

Mr. Edwards did state that we must also update our Zoning map and it must match our Future Land Use Map that is in our Comprehensive Land Use Plan – they must be consistent before we can proceed with any new ordinances or annexations. Brenda will follow up with State Planning and see if we can get that Map added to our Land Use Plan.

One of the major items that Mr. Edwards encouraged us to pursue was to get Public Liability Insurance on our Council Members, as we could be individually sued by a property owner or business. He provided us the name of Ken Lebo, of Pratt Insurance at 653-6681 to follow up on the insurance. Mike has contacted Mr. Lebo and he now has a copy of our town hall policy, valued at \$260,000 and is looking to see if he can consolidate our bonding fees and insurance. Mike is waiting on an estimate from Mr. Lebo.

It was brought up that Rick Ewing continues to be non-compliant with following through on permits. It appears that there is a person living in the house. Mike does not think he has a certificate of occupancy for the property. Mr. Ewing would need a letter from the Town Council to pursue opening his Salon – but he first must give us plans to review, which he has not done.

Brenda put together a Proposed Town Budget to review, comparing 2018 and what has been spent so far in 2019. She is lacking information on all the repair costs for the Town Hall. Stephanie will follow up on these costs and get the information to Brenda. (See attached copy of Proposed Budget). Mike stated that we still need to repair a hole in the side of the Town hall building and also repair the flooring in the entrance and stair well, which is getting very "spongy".

Brenda stated that the Realty Transfer Tax Fee issue still has not been resolved. She has had to contact two different people at the State Finance Office and once they get it processed, then Kent County Tax Office can issue the town money from property sales.

Annexation procedure letters have been sent out to David Hakes, Sr.; David Hakes, Jr. and Bert & Beth Young, who have voiced interest in pursuing annexation of their properties into Woodside.

It was suggested that we have a Town Meeting to review our plans to pursue Kent County Code Enforcement and to discuss the Property Maintenance Codes with property owners. That will be scheduled after our next scheduled Council meeting.

There being no other business, the meeting was adjourned at 8:15 p.m.

Minutes taken by: Brenda Richards, Secretary